



**Single Family**  
[1054 Fayette Ave](#)  
 LEHIGH ACRES, FL 33974  
**ML#:** A11531991 **List Price:** \$349,996  
**Rng Price:**  
**LLP:**  
**Short Sale:** No **Status:** Active  
**Listing Brkr:** [GILR01 /Gilvan Realty Corp](#) **REO:** No  
**County:** Lee County  
**Area:** 5940 Florida Other **Auction:** No  
**Geo Area:** Other Geographic Area (Out Of Area Only)  
**Legal:** LEHIGH ACRES UNIT 9 BLK 26 PB 20 PG 46 LOT 28  
**Furnished:**  
**Bedrooms:** 3 **Baths:** 2  
**Convert Bed:**  
**SqFt (Liv):** 1,685 **Tot SqFt:** 2,278  
**SqFt (Adj):**  
**Bld Ar/Src:**  
**Year Built:** 2024/New Construction  
**Virtual Tour:** [Click Here](#)

Recent: **07/03/2024 : DECR : \$359,900->\$349,996**

**Location Information**

<b>Folio#:</b> <a href="#">10430518</a>	<b>Parcel #:</b> 0280	<b>Model Name:</b>
<b>Municipal Code:</b> 45	<b>Town/Range:</b> 27	<b>Section:</b> 21
<b>Subdivision #:</b> 12	<b>Map Coord:</b>	<b>Zoning:</b> RS-1
<b>Subdivision:</b> LEHIGH ACRES	<b>Development:</b>	
<b>Elementary:</b>	<b>Middle:</b>	
<b>High:</b>		
<b>Neighborhood:</b>		

**General Information**

<b>Type Property:</b> Single	<b>Front Exposure:</b> East	<b>HOPA:</b> No HOPA
<b>For Lease:</b> No	<b>For Lease MLS#:</b>	<b>SS Addend:</b>
<b>Boat Services:</b>		
<b>Style:</b> R30-No Pool/No Water	<b>Appr Lot Size:</b>	<b>Carport:</b>
<b>Garage:</b> 2/Attached		
<b>Lot SF:</b> 9,536		
<b>Parking Desc:</b> Covered Parking, Driveway		
<b>Parking Restr:</b>		
<b>Lot Desc:</b> Less Than 1/4 Acre Lot		
<b>Waterfront:</b> No	<b>View:</b> None	
<b>Water Access:</b>	<b>Spa:</b> No	
<b>Water Frontage:</b>		
<b>Pool Dim:</b>		
<b>Pool:</b> No		
<b>Design/Desc:</b> Attached/Modern/Contemporary		
<b>Construction:</b> Concrete Block Construction		
<b>Roof Desc:</b> Shingle Roof		
<b>Floor:</b> Carpeted Floors, Tile Floors		

**Remarks**

**Remarks:** Remarks Remarks: Welcome to this spectacular NEW CONSTRUCTION home, built in 2024! These three bedrooms plus den/office home features quartz countertops, high-end stainless-steel appliances, Full laundry area and a spacious, modern floor plan designed for families. Enjoy the convenience of a large master bedroom and bathroom, plus two additional bedrooms for the kids. THE PROPERTY WILL HAVE AN INCENTIVE FOR CLOSING COST , Come see this beautiful home today and experience the luxury of modern living! FHA/VA WELCOME. PLEASE CALL/TEXT AGENT. EASY TO SHOW. Please send all offers with PO of Pre-approval letter

**Driving Directions:**

**Broker Remarks:** [Submit all offers via MLS Offers](#) Submit all offers via MLS Offers

**Rooms**

**Bedroom Desc:** Primary Bath Shower, Primary Bath Tub, Primary Bedroom Ground Level  
**Primary Bath:**  
**Addition Rooms:** Den/Library/Office  
**Dining Desc:** Dining/Living Room  
**ADA Compliant:**

**Additional Information**

<b>Pets:</b> Yes	<b>Pet Fee:</b>	<b>Pet Fee Desc:</b>
<b>Pet Rstr:</b> None	<b>Cable:</b>	
<b>Guest House:</b>		
<b># Ceiling Fans:</b>		
<b>Interior Feat:</b> First Floor Entry, Cooking Island		

